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Redevelopment Board Minutes 02/27/2006

Arlington Redevelopment Board
Minutes of February 27, 2006

Members Present: Edward T. M. Tsoi
Roland E. Chaput
Andrew P. West
Christopher P. Loreti

Also Present: Kevin J. O'Brien
Laura Wiener

Ed Tsoi called the meeting to order at 7:30 and began the review of the 50% drawings for the building proposed for 87 Mystic Street by Armstrong Ambulance. David Manugian explained the details of the site improvements including fencing, drainage, and buffer planting. Greg Siroonian explained the changes made to the building including the noise generated by the HVAC and emergency generator. He explained the new window arrangement. Ed Tsoi indicated that the mock up of materials on site should include the basement windows, the metal panel in the windows and the "cal wall" windows. The board expressed its approval of the 50% plans.

Dick Sampson was introduced next to review measures he has taken to mitigate complaints at his property, American Alarm on 297 Broadway. He indicated that he planted 10 trees to shield the HVAC, built a sound absorbing chimney on the emergency generator, installed sound absorbing panel in the generator enclosure. Michael Ruderman an abutter, and his attorney said they still had problem with the HVAC nearest his house. Ed Tsoi suggested that soundproofing the Ruderman's house might be the solution.

Dick Sampson said that a sound barrier would be three feet higher than the HVAC and closer to the Ruderman's house. Dick Sampson indicated that he will paint over the graffiti that was painted on the building. The Board indicated that they were satisfied with the trash pick-up and the overnight parking on the property. The Board requested that Mr. Sampson return to report on the result.

At 9:05, Kevin O'Brien and Laura Wiener presented their report on subdivision control in response to a Town Meeting request to determine if the Town should adopt it. The report recommends that the Town not adopt subdivision control at this time. After a discussion the Board instructed that the Planning Department report be forwarded to the Selectmen with the concurrence of the Board.

Roland Chaput moved that the Board enter into executive session in order to discuss the Symmes project litigation. Andrew West seconded the motion and Kevin O'Brien polled the Board: Chris Loreti – yes, Ed Tsoi – yes, Roland Chaput – yes, Andrew West – yes.

Jake Upton, Patrick McMahon of Symmes Redevelopment Associates, and Laura Wiener joined the session. Jake Upton reviewed the current proposal he had made to the appellants and the impact it would have on the design of the project and the financial offer that the developer could make given the reduced size of the project. Jake indicated that the time limit on the offer was running out and he was trying to arrange a meeting with the appellants the next day. The Board indicated that it could accept the changes that were proposed, but that the Town could not accept any smaller financial package than was discussed.

Andrew West moved that the Board leave executive session, Roland Chaput seconded the motion and Kevin O'Brien polled the Board: Chris Loreti – yes, Ed Tsoi – yes, Roland Chaput – yes, Andrew West – yes.

The Board adjourned at 9:40.

Respectfully submitted,
Kevin J. O'Brien